

BOSTON REDEVELOPMENT AUTHORITY

SECOND AMENDMENT TO THE REPORT AND DECISION
ON APPLICATION FOR APPROVAL OF THE JAMAICAWAY
PROJECT AND CONSENT TO THE FORMATION OF
JAMAICAWAY DEVELOPMENT COMPANY, INC., ADOPTED
BY BOSTON REDEVELOPMENT AUTHORITY ON
FEBRUARY 27, 1963.

Paragraph B-1 of the Report and Decision on the Application for Approval of the Jamaicaaway Project, and Consent To The Formation of Jamaicaaway Development Company, Inc., adopted by the Authority on February 27, 1963, and approved by Mayor John F. Collins on March 8, 1963, is amended to read as follows:

"A thirty-story (twenty-nine habitable floors) reinforced concrete tower of approximately 9800 square feet per floor, containing 262 dwelling units, a convenience store, a barber shop, a beauty parlor, storage space, and other appurtenances.

Paragraph I, entitled "Deviations", is further amended by adding thereto the following sub-paragraph which is entitled:

"I-9, Barber Shop and Beauty Parlor":

"The Authority hereby grants permission for the substitution of a beauty parlor and a barber shop for the professional offices shown on the approved plans for the first floor of the tower building

notwithstanding the provisions of Section 8-7 (43) of the Boston Zoning Code, subject to the following limitations:

That the proposed beauty parlor and barber shop be located within the area presently shown on the approved plans to be occupied by professional offices on the ground floor of the building, and that the beauty shop shall occupy an area not exceeding 1600 square feet and the barber shop shall occupy an area not exceeding 340 square feet; that no displays, advertising, or other means of attracting customers be allowed outside the tower building, that egress and fire prevention measures be provided to the extent required by the Building and Fire Departments."

MEMORANDUM

November 10, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Amendment to Report and Decision Approving
Jamaicaway Project

The Report and Decision on the Application for Approval of the Jamaicaway Project and Consent To The Formation of Jamaicaway Development Company, Inc., adopted by the Authority on February 27, 1963, and approved by the Mayor on March 8, 1963, authorizes in Paragraph I-3 thereof a convenience store in the northwest corner on the ground floor of the tower building. The proposed store could not occupy an area in excess of 1800 square feet, and no displays, advertising, or other means of attracting customers would be allowed outside of the building.

Jamaicaway Development Company, Inc. has requested that the Authority amend the Report and Decision and grant an additional deviation from the provisions of Section 8-7 (43) of the Boston Zoning Code to permit the substitution of a beauty parlor and barber shop for the professional offices presently shown on the approved final plans.

The Company indicates that as with the convenience store, no displays, advertising, or other means of attracting customers will be allowed outside the tower building. Both service establishments will be primarily for the occupants of the project and will be entered solely from the tower building.

It is expected that they will generate no vehicular traffic to the premises and will be of greater convenience to the residents. The owner and operator of the beauty parlor will be a tenant in the building.

While the project is located in an "R.8" district, it is a multi-family structure of the type permitted in "H" districts, wherein the proposed service shops would be allowed as accessory uses under Section 8-7 (78) of the Code. The reason why the proposed use is permitted in the "H" district but not in the "R" District is that the Code did not foresee large apartment buildings in an "R" District, but the Jamaicaway tower is a large apartment building within an "R" district.

A deviation to allow these uses in the project will not derogate substantially from the intent and purposes of the Zoning Code, since the proposed uses will not occupy more than .06% of the tower building, result in any exterior change to the building, involve any display or advertising open or viewed from the outside of the building, nor generate any degree of vehicular traffic which cannot be accommodated by off-street parking facilities available on the site. By granting the requested deviation, the Authority would be following the provision of the Code which indicates that ordinary accessory uses should be permitted in buildings with more than 50 dwelling units, and that personal service shops of the type proposed are ordinary accessory uses to large apartment buildings.

It is recommended that the attached Amendment to the Report and Decision on Application for Approval of the Jamaicaway Project and Consent To The Formation of Jamaicaway Development Company, Inc., be adopted.

Attachment